



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**236 HARPE Way, Fort McMurray T9K 2K9**

MLS®#: **A2181952**

Area: **Timberlea**

Listing Date: **12/02/24**

List Price: **\$314,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **2016**  
Lot Information  
Lot Sz Ar: **4,402 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,520**  
Low Sqft:  
Ttl Sqft: **1,520**

DOM

**19**  
Layout  
Beds: **4 (4 )**  
Baths: **2.0 (2 0)**  
Style: **Modular Home**

Parking

Ttl Park: **3**  
Garage Sz: **1**

Access:

Lot Feat: **Pie Shaped Lot**  
Park Feat: **Driveway,Garage Faces Front,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Floor Furnace,Natural Gas**  
Sewer:  
Ext Feat: **None**

Construction:  
**See Remarks**  
Flooring:  
**Carpet,Laminate**  
Water Source:  
Fnd/Bsmt:  
**Pillar/Post/Pier**

Kitchen Appl: **See Remarks**  
Int Feat: **Double Vanity,Jetted Tub,Kitchen Island,Open Floorplan**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>17`8" x 18`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>20`1" x 10`8"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>15`6" x 11`2"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`7" x 5`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`11" x 9`11"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>10`7" x 8`2"</b>
<b>Laundry</b>	<b>Main</b>	<b>9`3" x 7`10"</b>
<b>5pc Ensuite bath</b>	<b>Main</b>	<b>9`6" x 7`3"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`11" x 9`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>13`5" x 9`11"</b>

Legal/Tax/Financial

Condo Fee:  
**\$175**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**RMH-1**

Legal Desc: **0024894**

Remarks

Pub Rmks: **FANTASTIC OPPORTUNITY KNOCKS! ANSWER THE DOOR! This beautiful 4 bedroom, 2 bath Manufactured home is PERFECT for the savvy buyer. This home is 1520 SF and built in 2016 and comes with a 16.8 x 16.6 detached garage that awaits your interior finishing! Situated near the Syncrude Athletic Park, Schools, bus route, shopping and more, this home is listed at a price that won't break the bank! Looking for a home that you can make your own, then YOU FOUND IT! Laminate flooring throughout and carpet in the primary bedroom, the primary bedroom has it's own 5PC ensuite with double sinks, and a jetted tub and a walk in closet. So many things to LOVE about this home, you must add it to your shopping list. Property is sold as is where is without any seller's warranties or representations. Available for a quick possession. Schedule A must accompany all offers.**

Inclusions:  
Property Listed By: **N/A**  
**RE/MAX FORT MCMURRAY**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800**







